



St. Peters Avenue, Llanharan Pontyclun CF72 9UQ

 allen & harris

welcome to

St. Peters Avenue, Llanharan Pontyclun

An Impressive End Of Terrace House With Delightful Rear Gardens And A Perfect Internal Layout, Ideally Situated On A Small Cul-De-Sac In The Popular Village Of Llanharan!

Entrance Hall

Via front door, access to reception room and cloakroom

Cloakroom

Low level W.C, wash hand basin, radiator.

Reception Room

16' widest x 11' widest (4.88m widest x 3.35m widest)
Double glazed window to front elevation, radiator, stairs leading to first floor.

Kitchen/Diner

14' 1" widest x 9' widest (4.29m widest x 2.74m widest)
Wall and base units, work surfaces, sink/drainer unit, gas hob with cooker hood above, built in oven and grill, space for appliances and dining table, radiator, double glazed window to rear aspect and double doors to rear garden

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

12' widest x 8' widest (3.66m widest x 2.44m widest)
Double glazed window to rear, fitted wardrobe, radiator

Bedroom Two

10' 1" widest x 8' widest (3.07m widest x 2.44m widest)
Double glazed window to rear aspect, radiator

Bedroom Three

8' widest x 6' widest (2.44m widest x 1.83m widest)
Double glazed window to rear aspect, radiator

Bathroom

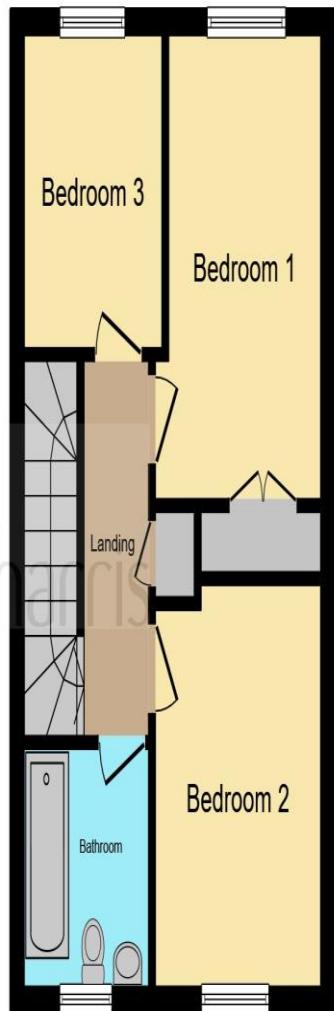
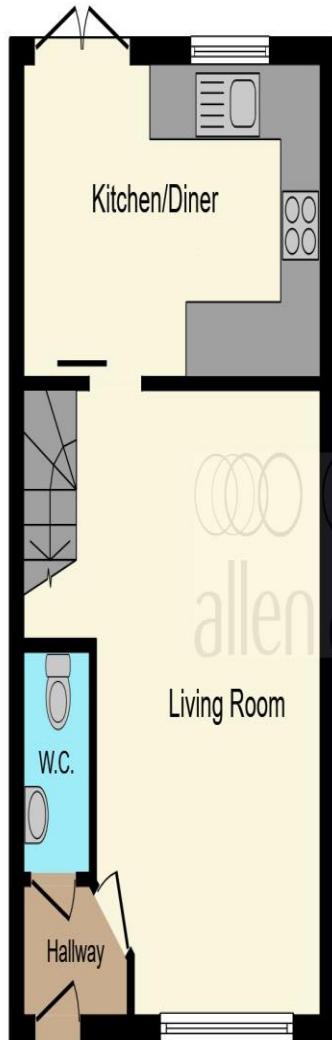
Three piece suite comprising; Bath with shower over, wash basin, low level w/c

Front Garden/Driveway

Laid partly to lawn, pathway to front door, driveway to side

Rear Gardens

Laid mainly to lawn, mature shrubbery, side access, boundary fences



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

St. Peters Avenue,

Llanharan Pontyclun

- Unique End Of Terrace House, Ideally Situated In A Small Cul-De-Sac
- Reception Room And Open Plan Kitchen/Diner
- Three Well-Propotioned Bedrooms
- First Floor Bathroom, Additional Ground Floor W/C
- Pleasant Rear Gardens Laid Partly To Lawn

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£230,000



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Property Ref:

TBG108125 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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